

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

19 LOMANDRA WALKWAY BRUNSWICK EAST VIC 3057

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$725,000

&

\$775,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

501/9 VILLAGE AVENUE BRUNSWICK EAST VIC 3057	\$760,000	02-Dec-24
21/374-378 LYGON STREET BRUNSWICK EAST VIC 3057	\$775,000	31-Oct-24
14/55 GADD STREET NORTHCOTE VIC 3070	\$760,000	08-Mar-25

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 22 April 2025



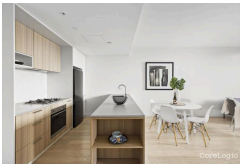
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**501/9 VILLAGE AVENUE  
BRUNSWICK EAST VIC 3057**

2 2 1

Sold Price **\$760,000** Sold Date **02-Dec-24**

Distance **0.54km**



**21/374-378 LYGON STREET  
BRUNSWICK EAST VIC 3057**

2 2 2

Sold Price **\$775,000** Sold Date **31-Oct-24**

Distance **1.09km**



**14/55 GADD STREET NORTHCOTE  
VIC 3070**

2 2 1

Sold Price **\$760,000** Sold Date **08-Mar-25**

Distance **1.95km**

RS = Recent sale

UN = Undisclosed Sale

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